

CASE, C16-2010-0008

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

TP-0142020608
ROW-10525032

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 8001 Mesa Drive

LEGAL DESCRIPTION: Subdivision - Presbyterian Addition

Lot(s) 1 Block Outlot Division

I, Jim Bennett as authorized agent for First Presbyterian Church of Austin affirm
that on 12/10 2010, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A second freestanding sign providing a face area of 64 sq. ft. (32 # allowable)

in a SF-3 zoning district, located within the Neighborhood Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

25-10-101 (G)(1) E
(2)

Additional findings.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because:

The property has a 400ft. frontage on Mesa drive and the existing trees limit exposure to the site. The proposed sign is located parallel to the street between the entrance and exit driveways to avoid any traffic hazard.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

This sign will not interfere with any other signs due to the large street frontage.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

the variance will allow for adequate signage for the church

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

the majority of the surrounding properties are zoned commercial

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 11505 Ridge Drive

City, State & Zip Austin, Texas 78748

Printed Name Jim Bennett Phone (512)282-3079 Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed Name _____ Phone _____ Date _____

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because:

The street-facing exterior wall of our building is not a viable location for placing any signage due to (a) our building's street-facing wall containing multiple 150-year-old, historical, stained glass windows which are irreplaceable and incapable of holding or displaying signage without risking damage and (b) portions of such wall being below street level due to topography.

We have one permissible monument sign to announce our church name and address. The variance is necessary to permit us to create an additional sign to provide adequate notice to our church members, day school students and parents, and the larger community which we strive to serve regarding various key events throughout the year (including, among others, Christmas and Easter worship services, Vacation Bible School, and pre-school registration events).

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

Our church is uniquely situated in a heterogeneous area consisting of at least four distinct zoning classifications. The bordering properties around our property are zoned GQ, LO, and MF (PUD). We are located directly across the street from a commercial shopping center that includes a Randall's grocery store, a liquor store, and a restaurant. On our side of the street there is a Subway restaurant, small retail stores and, adjacent to that, a bank. Additionally, there are multiple churches near our Mesa Drive location which have street-facing signage configurations similar to what we're proposing. Because of the nature of the use of the neighboring properties, the granting of this variance will not have a substantially adverse impact upon such properties.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

The sign ordinance would typically allow us to place additional signage on the street-facing exterior wall of our building to provide adequate notice of key events in the life of the church. The purpose of this variance is to allow us to erect and display such signage in a manner that does not adversely impact the history or the beauty of the 150-year-old, historical, stained glass windows contained in the street-facing exterior wall of the church building.

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

In our case, we can definitively point to others that are similarly situated. Westover Hills, St. Matthews, and Hillcrest Baptist churches are all situated roughly within a two-block radius of our church, and each of these churches uses additional signage to promote various events within the lives of such churches. Additionally, our commercial neighbors currently utilize much larger signs than the one we are requesting in this variance. Accordingly, granting the requested variance would not provide us with a special privilege not enjoyed by others similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jane E. Bassett Mail Address 8001 Mesa Drive

City, State & Zip Austin, Texas, 78731

Printed _____ Phone 512-345-8866 Date 12-7-2010

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jane E. Bassett Mail Address 8001 Mesa Drive

City, State & Zip Austin, Texas, 78731

Printed Jane E. Bassett Phone 512-345-8866 Date 12-7-2010

ADDITIONAL INFORMATION TO BE SUBMITTED WITH COMPLETED APPLICATION:
(FAILURE TO SUBMIT ALL THE REQUIRED MATERIALS WILL RESULT IN NON-
ACCEPTANCE OF THE APPLICATION. **LATE BACKUP MATERIAL WILL BE ACCEPTED
UNTIL 9:00 A.M. THE TUESDAY PRIOR TO THE MEETING, THERE WILL BE NO
EXCEPTIONS.)**

SITE PLAN: Must be drawn to scale, showing present and proposed construction
and locations of existing structures on adjacent lots.

All Sign Review Board cases must submit location and
elevation drawings, drawn to scale, in addition to the site
plan required.

APPLICATION FEES: Residential	\$360.00
All Other	\$660.00

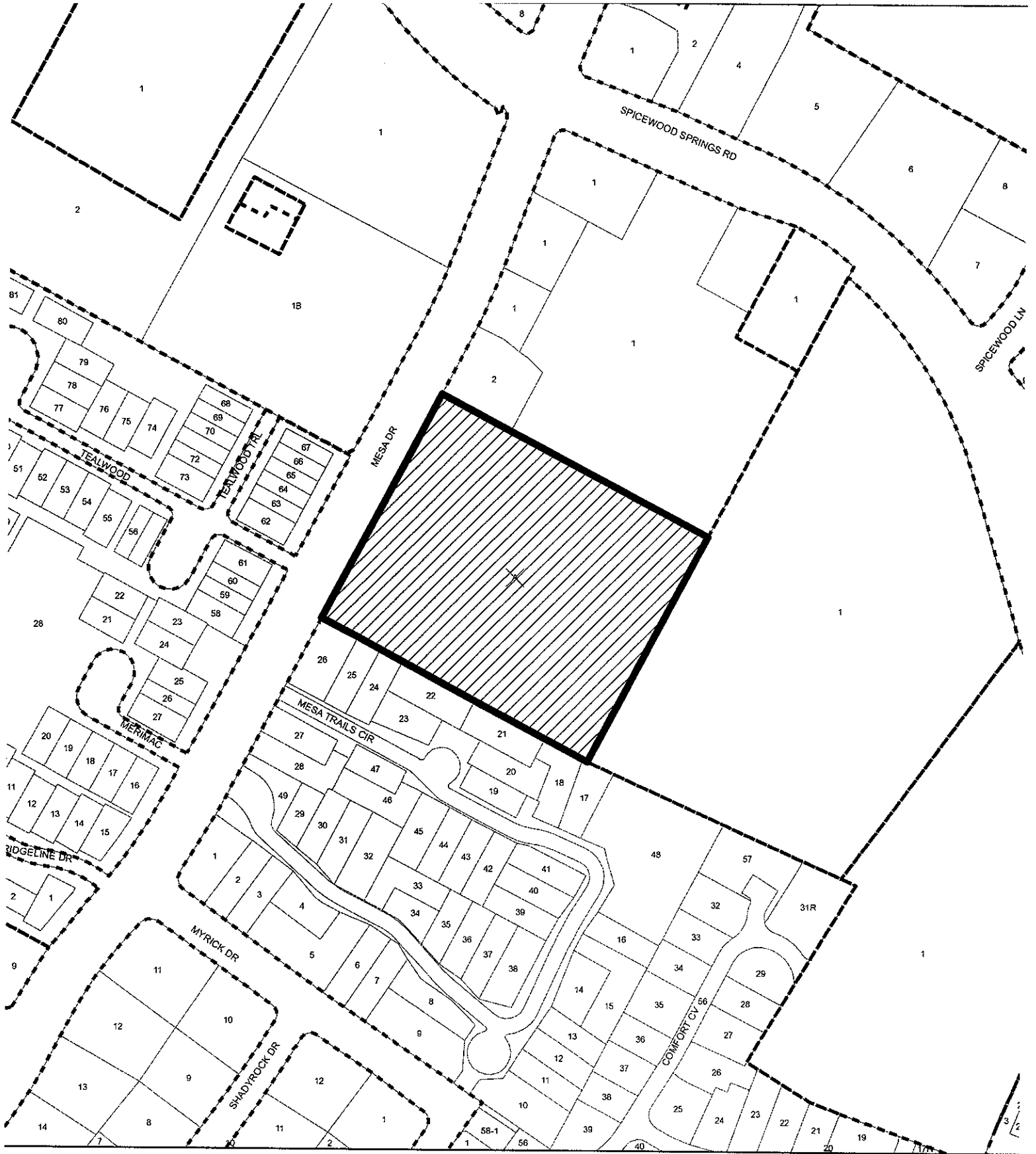
Please be advised that the Board can only hear so many cases a month, therefore, first come, first served.

Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.



If you need assistance completing this application (general inquires only) please Susan Walker, 974-2202 or Diana Ramirez, 974-2241, 505 Barton Springs Road, Suite 525 (One Texas Center).

**NOTE: ALL VARIANCES EXPIRE 1 YEAR (12 MONTHS) FROM DATE OF
APPROVAL BY BOARD AS STATED IN SECTION 25-1-217 OF THE LAND
DEVELOPMENT CODE UNLESS BOARD DEEMS OTHERWISE.**

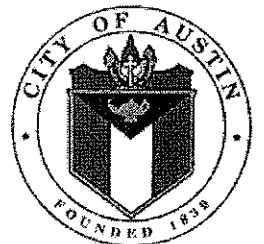


BOARD OF ADJUSTMENTS



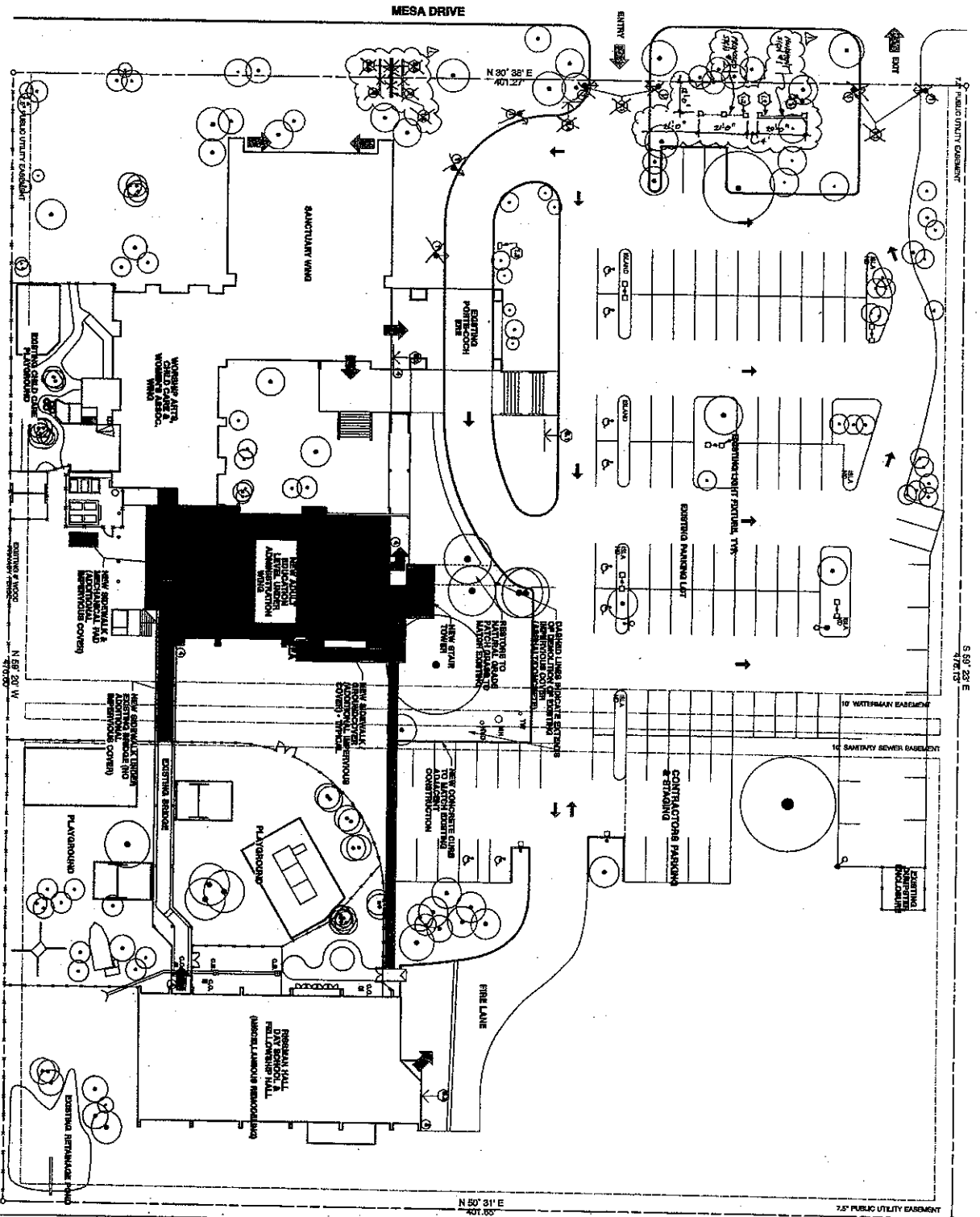
-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C16-2010-0008
 LOCATION: 8001 MESA DR
 GRID: H31
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


SITE DEVELOPMENT PLAN
 SCALE: 1" = 20'



SITE DEVELOPMENT NOTES
IMPERVIOUS COVER CALCULATIONS
 EXISTING PAVING 44,400 SQ. FT.
 EXISTING BUILDING FOOTPRINT 24,400 SQ. FT.
 TOTAL IMPERVIOUS COVER 68,800 SQ. FT.
 TOTAL SITE AREA 191,400 SQ. FT.
 PERCENTAGE OF SITE 35.9%
 (68,800/191,400 = 35.9%)

PARKING CALCULATIONS
 ON 1/25/08 THE DIRECTOR OF THE OFFICE OF THE CITY ENGINEER FOR AUSTIN, TEXAS, REVIEWED THE SITE PLAN AT THE OFFICE OF THE CITY ENGINEER FOR AUSTIN, TEXAS. THE CITY ENGINEER FOR AUSTIN, TEXAS, HAS REVIEWED THE SITE PLAN AND HAS DETERMINED THAT THE SITE PLAN IS IN ACCORDANCE WITH THE CITY OF AUSTIN, TEXAS, REQUIREMENTS FOR PARKING. THE CITY ENGINEER FOR AUSTIN, TEXAS, HAS REVIEWED THE SITE PLAN AND HAS DETERMINED THAT THE SITE PLAN IS IN ACCORDANCE WITH THE CITY OF AUSTIN, TEXAS, REQUIREMENTS FOR PARKING.

RELIGIOUS ASSEMBLY:
 17,000 SQ. FT. = 250/1000 = 17
 TOTAL ADDITIONAL SPACES = 17
 EXISTING PARKING = 113
 PROPOSED PARKING = 130
 TOTAL PARKING SPACES = 243

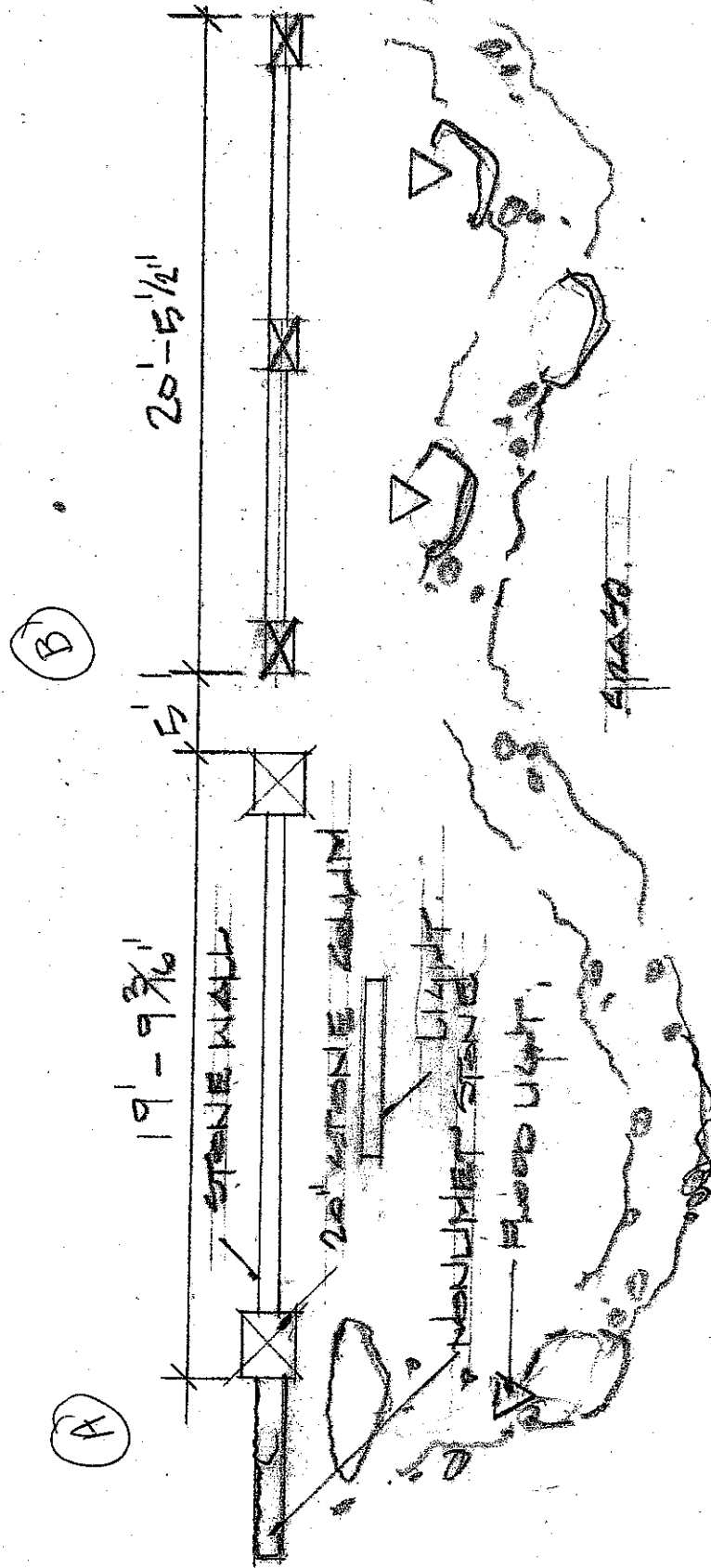
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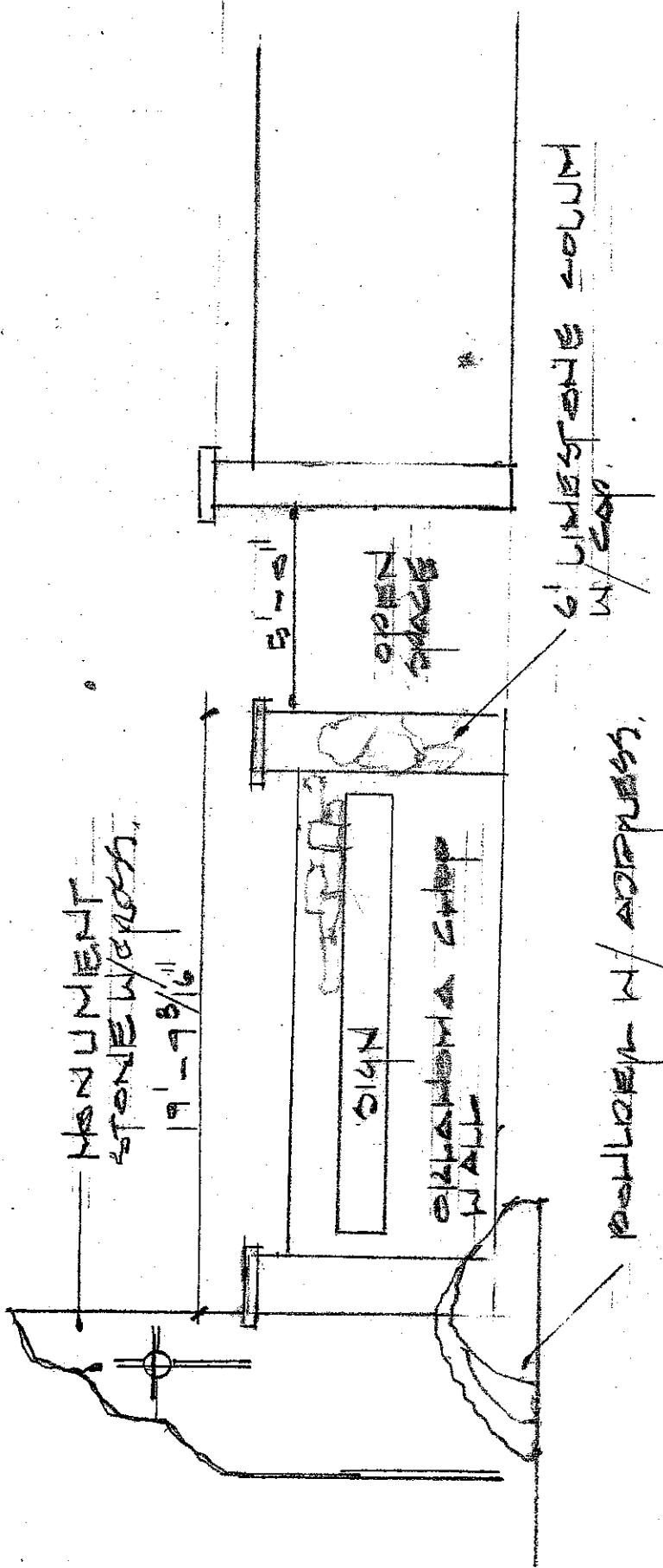
8001 Mesa Dr.
 016-2010-0008

AC



SITE PLAN VIEW
SCALE 1/4" = 1' - 0"

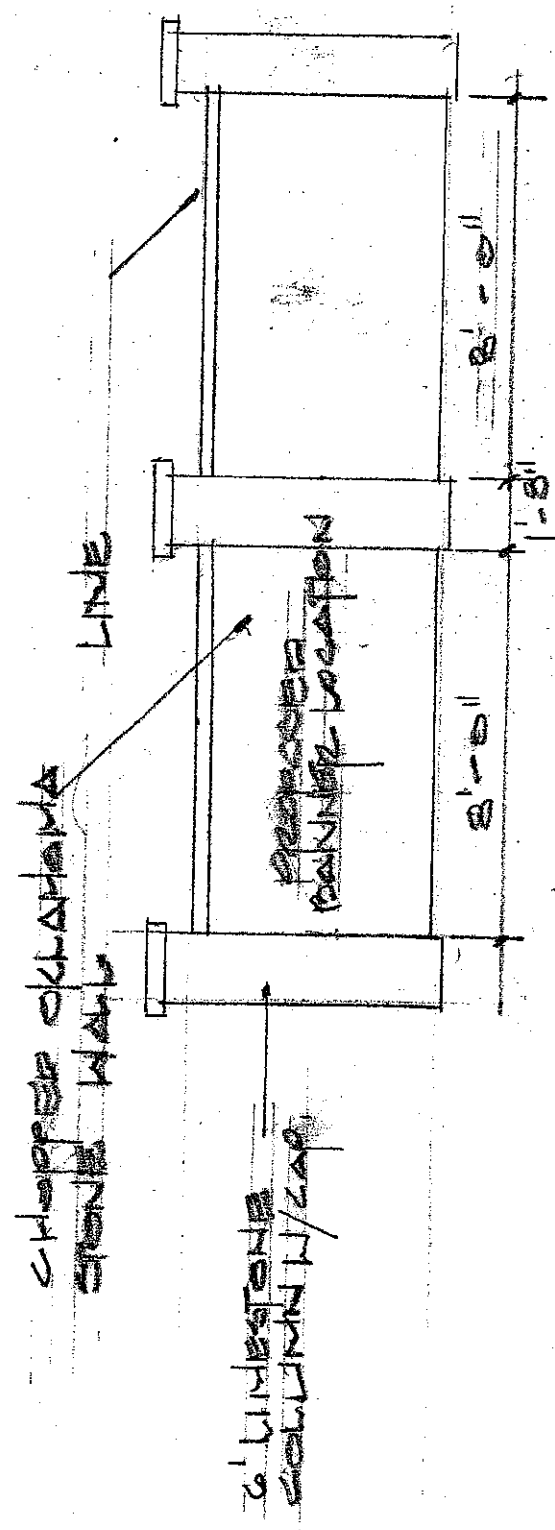
(A)



SIGN PLAN VIEW

SCALE 1/4" = 1'-0"

(B)



PLAN VIEW WALL

1/4" = 1'-0"



First Presbyterian Church
8001 Mesa Drive
Austin TX 78731

APC ZONING 12/7/10

City of Austin Development Map Viewer - Windows Internet Explorer

File Edit View Favorites Tools Help

City of Austin Development Map Viewer

Development GIS

Refresh Map 100

Layers

Visible Active Background

☐ Address Points

☐ City Survey Corridor

☐ Street Center Line

☐ Core Transit Corridor

☐ Lot C

☐ Lot Line

☐ Curb

☐ Proposed Improvements

☐ ID 104

☐ A0479223

☐ Lot and Area

☐ Zoning Review Case

☐ Subarea

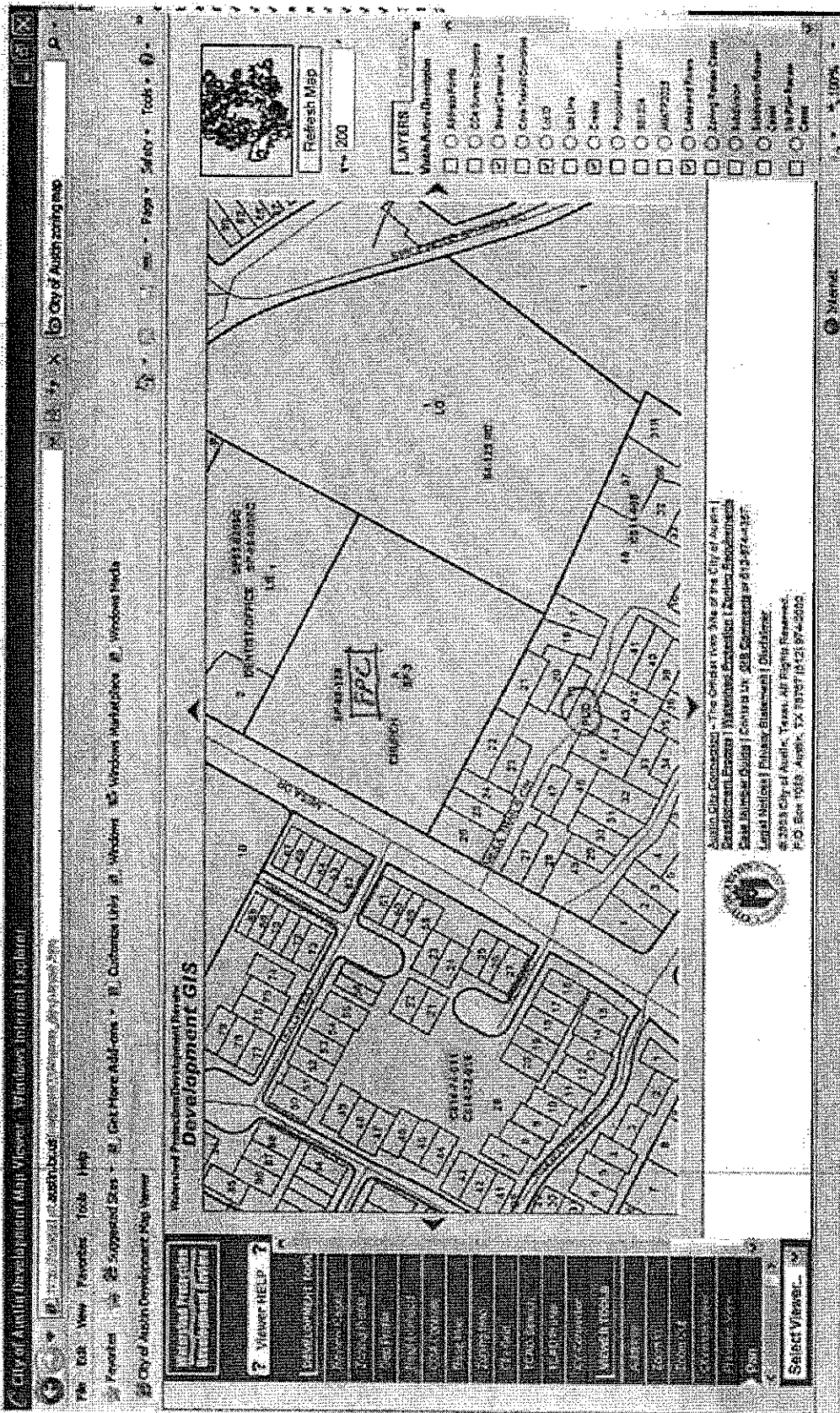
☐ Subarea Review

☐ Case

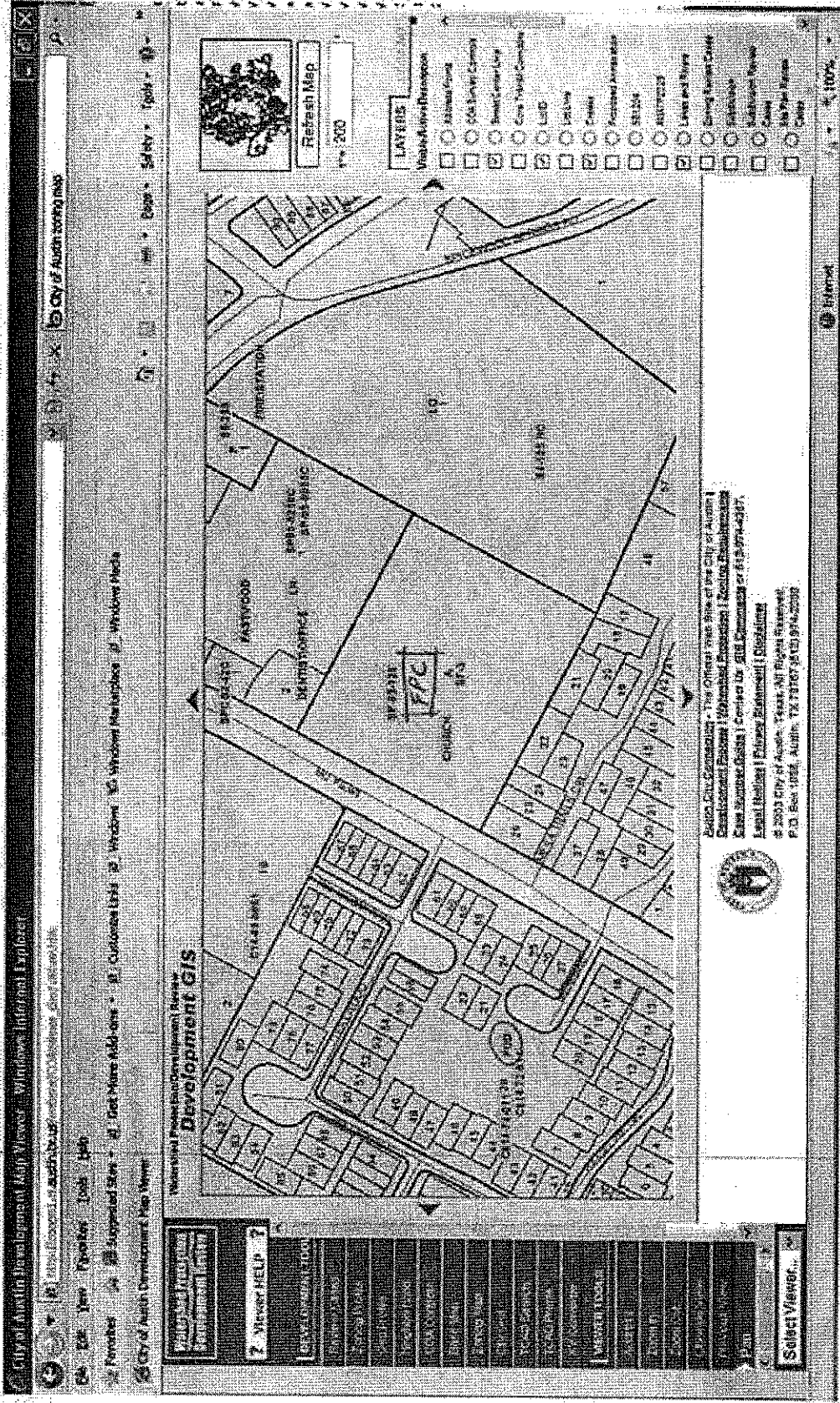
☐ Set Per Review Case

APC ZONING

104



3 of 4



4-84



First Presbyterian Church of Austin

welcoming • worshipping • growing • going

December 8, 2010

Dear Mr. Bennett,

Thank you for your time this month helping the First Presbyterian Church sort through the appropriate process needed to proceed with signs for our property.

We would like to secure your services to help walk us through this process over the upcoming weeks. I have faxed the Variance Application and attachments (with the exception of our site plan which is too large), for your review.

Please call me at First Presbyterian Church, 345-8866 x16 or 656-9404 (cell) to discuss these documents as soon as possible. If they are complete, I have the packet, site plan, and a check to the City of Austin ready to be submitted.

I look forward to hearing from you,

Jane E. Bassett

Director of Church Operations

First Presbyterian Church of Austin